

**TOWN PLAN AND ZONING
COMMISSION**

ITEM NO. 17
FILE NO. 759

INTEROFFICE MAIL

January 13, 2017

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RECEIVED

JAN 13 2017

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 1445 New Britain Avenue- SDD #6-R2-16

Dear Councilors:

At its regular meeting of January 4, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

1445 New Britain Avenue- Application on behalf of Seritage SRC Finance LLC ("Applicant"), owner of 1445 New Britain Avenue, West Hartford, Connecticut (the "Property"). The Applicant requests modifications to the existing Special Development District ("SDD") #6, located at 1445 New Britain Avenue. The requested modifications include the redevelopment of both the Sears retail store and the Sears auto center into multiple retail and restaurant tenants. The redeveloped retail building will contain approximately 151,750 square feet and the redeveloped auto center will contain approximately 34,250 square feet (which includes 13,300 SF of unusable basement space). The facades of both buildings will be updated and refurbished. Associated site improvements including modifications to site parking, signage and landscaping are also requested.

After a detailed review of the application, the TPZ acted by **unanimous vote (5-0)** (Motion/Prestage; Second/Gillette) (Gillette seated for Akin) (Binkhorst seated for O'Donnell) to **RECOMMEND APPROVAL** of the subject application.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

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